

33 Green Road, Poole, Dorset BH15 1QQ

£1,200 pcm

This delightful two-bedroom semi-detached cottage offers a perfect blend of comfort and convenience, ideally situated just a short walk from the vibrant Poole Quay. Boasting spacious living areas and charming outdoor spaces, this unfurnished home is ready for you to move in and make it your own.

Inside, you will find two well-proportioned double bedrooms, providing ample space for rest and relaxation. The property features two generously sized reception rooms. The layout is complemented by a handy downstairs WC and a utility room, adding to the functional appeal of the home.

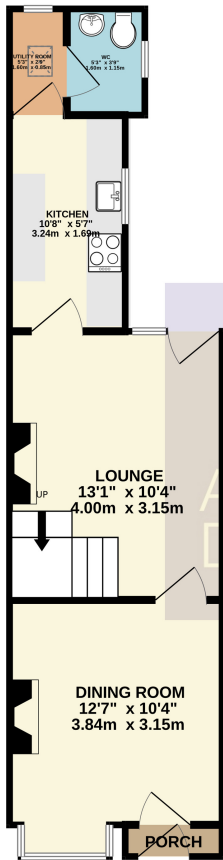
Warmth and energy efficiency have been considered with UPVC double glazing and gas central heating throughout, ensuring a cozy environment all year round. The kitchen benefits from integrated appliances, plentiful storage and preparation space, ready for your personal touch.

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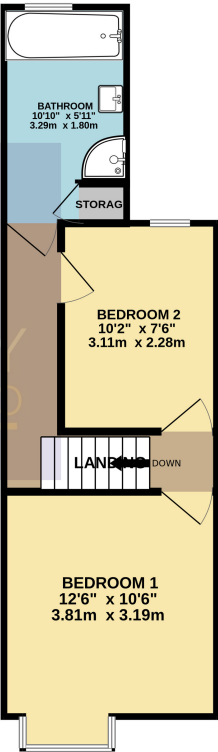
**ANTHONY  
DAVID & CO**



GROUND FLOOR  
351 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENTRANCE PORCH LEADING TO:-

Lounge 3.84m x 3.15m (12' 7" x 10' 4") into bay

Dining Room 4.00m x 3.15m (13' 1" x 10' 4")

Kitchen 3.24m x 1.69m (10' 8" x 5' 7")

Utility Room 1.60m x 0.85m (5' 3" x 2' 9")

Downstairs Cloakroom 1.60m x 1.17m (5' 3" x 3' 10")

## STAIRS LEADING UP TO:-

Bedroom One 3.34m x 3.19m (10' 11" x 10' 6")

Bedroom Two 3.11m x 2.28m (10' 2" x 7' 6")

Bathroom 3.29m x 1.80m (10' 10" x 5' 11")

## OUTSIDE

Garden

Summer House

## OTHER INFORMATION

On-road Parking Permits Required at a cost of (£55 per permit)

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property details contained herein do not form part of all of an offer or contract. Any measurements are included for guidance only and as such must not be used for the purchase of carpets or fitted furniture. We have not tested any apparatus, equipment, fixtures, fittings or services neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property.